

Deed of Personal Representative

002062

NO TRANSFER  
TAX PAID

KNOW ALL MEN BY THESE PRESENTS,

That, FLEET BANK OF MAINE, a banking corporation duly established by law and having a place of business in Waterville, in the County of Kennebec and State of Maine, duly appointed and acting Personal Representative of the estate of Peter Calzolari, deceased, (testate), as shown by the probate records of the County of Kennebec, Maine, and having given notice to each person succeeding to an interest in the real estate described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, hereby grants, bargains, sells and conveys to FLEET BANK OF MAINE, as Trustee, under the terms and provisions of the "Peter Calzolari-Revocable Trust" dated November 13, 1984, the following described real estate located in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

A certain lot or parcel of land with buildings thereon situate on Roosevelt Avenue in said Waterville, being parts of lots #42 and #43 as shown on a plan of Boutelle Heights made by Green and Wilson, C.E., dated May 10th, 1921 and filed in the Kennebec Registry of Deeds. The land is described and measured as follows, to wit:

Starting on the southern extremity of the dividing line of lots #42 and #43 as shown on said plan and proceeding in a straight line to the east for a distance of forty-five (45) feet; thence northerly along the westerly line of land of Warren, for a distance of one hundred (100) feet; thence westerly for a distance of forty-five (45) feet; thence southerly to the bounds first mentioned; thence westerly for a distance fifteen (15) feet; thence northerly along the easterly line of land of Logan for a distance of one hundred (100) feet; thence easterly for a distance of fifteen (15) feet; thence southerly to the bounds first mentioned. The said lot or parcel of land is otherwise described as being sixty (60) feet wide, one hundred (100) feet long, and bounded on the north by land of Lewis J. Rosenthal, on the east by land of Logan, and on the west by land of Warren, and on the south by Roosevelt Avenue.

No dwellings to be erected on said lot to cost less than five thousand (\$5000.00) dollars. No buildings to be erected excepting dwelling house constructed for occupation by not more than two families and private garages to be used in connection therewith. No building to be erected within twenty (20) feet of the sidewalk, (doorsteps, piazzas, and bay windows excepted); no garage used in connection with a dwelling house to be erected within sixty (60) feet of the sidewalk. The foregoing building restrictions are conditions upon which this conveyance is expressly made.

Meaning and intending hereby to convey the premises acquired by Peter Calzolari by deed of Philip Rosenthal dated September 15, 1941, and recorded in the Kennebec County Registry of Deeds in Book 784, Page 11. Peter Calzolari died on August 9, 1989. By will duly probated in the Probate Court in and for Kennebec County, Peter Calzolari devised the within described property to Fleet Bank of Maine as Trustee under the Peter Calzolari-Revocable Trust dated November 13, 1984.

IN WITNESS WHEREOF, FLEET BANK OF MAINE, in its capacity as Personal Representative of the estate of Peter Calzolari, by its Trust Officer, Clarence E. Bickford, hereunto duly authorized, have hereunto set its hand and seal this 25<sup>th</sup> day of January, 1990.

Signed, Sealed and Delivered  
in the presence of:

Wilma E. Boulton

ESTATE OF PETER CALZOLARI

By:

Clarence E. Bickford

Clarence E. Bickford  
Trust Officer

STATE OF MAINE  
KENNEBEC, SS.

DATED: January 25<sup>th</sup>, 1990

Personally appeared the above named Clarence E. Bickford, Trust Officer of FLEET BANK OF MAINE, and acknowledged the foregoing instrument to be the free act and deed of FLEET BANK OF MAINE, in its aforesaid capacity as Personal Representative of the estate of Peter Calzolari.

Before me,

Randy D. Mitchell

NOTARY PUBLIC

Print Name:

My Commission Expires:

RANDY D. MITCHELL  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES APR. 4, 1993

RECEIVED KENNEBEC SS.

1990 FEB -1 AM 9:00

WITNESSES: Theresa Boulton  
REGISTER OF DEEDS

SEAL